056.0	0002	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,400 / 834,400
					USE VALUE:	834,400 / 834,400
					ASSESSED:	834,400 / 834,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	LAUREL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSHIMA MICHELE
Owner 2:	
Owner 3:	
Street 1:	27 LAUREL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAMUELSON KAREN L -
Owner 2:	-
Street 1:	27 LAUREL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2268 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4119.000	453,900		380,500	834,400
Total Card	0.095	453,900		380,500	834,400
Total Parcel	0.095	453,900		380,500	834,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.90 | /Parcel: 367.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37392

GIS Ref

GIS Ref

Insp Date 11/09/18

!4636!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 056.0-0002-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	454,000	0	4,119.	380,500	834,500	834,500	Year End Roll	12/18/2019
2019	104	FV	354,300	0	4,119.	380,500	734,800	734,800	Year End Roll	1/3/2019
2018	104	FV	354,300	0	4,119.	255,500	609,800	609,800	Year End Roll	12/20/2017
2017	104	FV	332,500	0	4,119.	244,600	577,100	577,100	Year End Roll	1/3/2017
2016	104	FV	332,500	0	4,119.	222,900	555,400	555,400	Year End	1/4/2016
2015	104	FV	296,800	0	4,119.	179,400	476,200	476,200	Year End Roll	12/11/2014
2014	104	FV	296,800	0	4,119.	160,400	457,200	457,200	Year End Roll	12/16/2013
2013	104	FV	308,600	0	4,119.	152,200	460,800	460,800		12/13/2012

PRINT

Date	Time
12/10/20	19:38:02

LAST REV

Date	Time
04/29/19	10:27:40
apro	
4636	

USER DEFINED

Prior Id # 1:	37392
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMUELSON KAREN	42700-240		5/4/2004		579,000	No	No		
MEHREZ HENRI	25994-193		1/25/1996		192,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2008	1359	Re-Roof	9,000					
5/16/2005	387	New Wind	3,740					
6/11/2004	485	Porch	8,000	C		G6	GR FY06	REBUILD REAR PORCH
7/20/2002	581	Redo Bat	5,000	O		G4	GR FY04	

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
2/14/2009	Meas/Inspect	372	PATRIOT
3/25/2005	Permit Visit	BR	B Rossignol
3/31/2000	Inspected	264	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4119		Sq. Ft.	Site		0	70.	1.32	11									380,500						380,500	

Total AC/HA: 0.09456 | Total SF/SM: 4119 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 380,500 | Spl Credit | Total: 380,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.17083335
Const Adj.:	0.98990101
Adj $ / SQ:	197.032
Other Features:	110500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616745
Depreciation:	162821
Depreciated Total:	453924

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

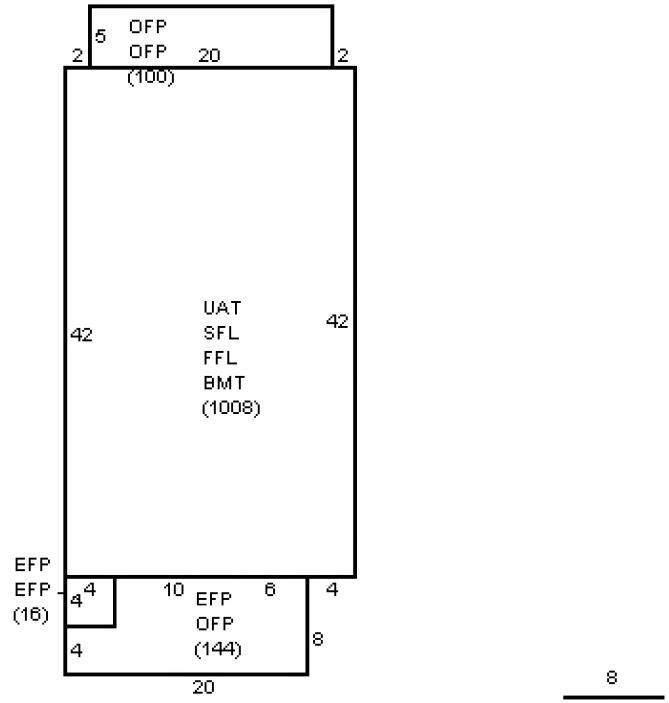
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	59.110	59,582
FFL	First Floor	1,008	197.030	198,608
SFL	Second Floor	1,008	197.030	198,608
OFP	Open Porch	344	21.080	7,252
UAT	Upper Attic	252	137.920	34,756
EFP	Enclos Porch	176	42.260	7,438

	Net Sketched Area:	3,796		Total:	506,244
Size Ad	2016	Gross Are	4552	FinArea	2268

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	197.03
Special Features:	0	Val/Su Net:	119.57
Final Total:	453900	Val/Su SzAd	225.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

056.0-0002-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	